

**MINUTES**

**September 18, 2003**

- CALL TO ORDER** I. Mayor Klimetz called the regular meeting of the Plan Commission of September 04, 2003, to order at 7:03 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Also present were Alderman Dorsan, Commissioners Knueppel, Skowronski & Ritter. Commissioner Ziegenhagen and City Engineer Bennett were excused. Planning Manager Buratto and Assistant City Engineer Romeis were also present.
- Mayor Klimetz announced that Alderman Don Dorsan has been named as Policymaker of the Year by the Nature Conservancy.

**MINUTES**

**II.**

- July 10, 2003 A. Commissioner Ritter moved and Commissioner Knueppel seconded a motion to approve the minutes of the regular meeting of the Plan Commission held on July 10, 2003, as amended.  
Upon voice vote, all voted 'aye', as amended
- August 7, 2003 B. Alderman Dorsan moved and Commissioner Skowronski seconded a motion to approve the minutes of the regular meeting of the Plan Commission held on August 07, 2003, as amended.  
Upon voice vote, all voted 'aye', as amended
- August 21, 2003 C. Commissioner Knueppel moved and Alderman Dorsan seconded a motion to approve the minutes of the regular meeting of the Plan Commission held on August 21, 2003, as amended.  
Upon voice vote, all voted 'aye', as amended
- September 4, 2003 D. Commissioner Skowronski moved and Alderman Knueppel seconded a motion to approve the minutes of the regular meeting of the Plan Commission held on September 04, 2003, with noted amendments.  
Upon voice vote, all voted 'aye', as amended

**PUBLIC HEARINGS III.**

**SPECIAL USE  
AMENDMENT**

Basil Ryan  
10791 S 27th Street

- A. The Mayor opened the public hearing on the petition of Basil Ryan for a special use amendment on the property at 10791 S 27th Street, zoned M-1 Limited Industrial District, for a body shop, at 7:13 p.m. Planning Manager Buratto read the Public Hearing notice into the minutes. Mr. Ryan was present and spoke for the project. One citizen came forward with questions. No one else came forward to speak; the public hearing was called to a close at 7:21 p.m.

**SPECIAL USE  
AMENDMENT**

Anchor Bank  
9000 W. Drexel Ave.

- B. The Mayor opened the public hearing on the petition of Pyramax Bank, Inc., for a special use amendment on the property at 9000 W. Drexel Avenue, zoned B-6 Professional Office District, for the redevelopment of a bank, with ATM machine and drivethru, at 7:43 p.m. Planning Manager Buratto read the Public Hearing notice into the minutes. Mr. Janowski & Mr. French were present and explained the project. No one else came forward to speak; the public hearing was called to a close at 7:44 p.m.

**BUSINESS**

**IV.**

**SPECIAL USE  
AMENDMENT**

Pyramax Bank  
9000 W Drexel Ave

- A. Commissioner Knueppel moved and Alderman Dorsan seconded a motion to recommend approval to the Common Council of a (petition) for Pyramax Bank, Inc., for a special use amendment on the property at 9000 W. Drexel Avenue, zoned B-6 Professional Office District, to allow the redevelopment of a bank, with ATM machine and drivethru. Upon voice vote, all vote 'aye.' Motion carried.

**SPECIAL USE  
AMENDMENT**

Basil Ryan 10791 S  
27th Street

- B. Before discussion of the special use amendment for Basil Ryan on the property at 10791 S 27th Street, zoned M-1 Limited Industrial District, for a body shop, Mayor Klimetz recused himself, citing his status as a party in a lawsuit brought by the applicant, passing the gavel to Alderman Dorsan to act as Chair. Commissioner Skowronski recused himself for the same reason, leaving no quorum present. Mr. Ryan requested the special use amendment go forward to Common Council without recommendation.

**MINUTES**

**September 18, 2003**

**SPECIAL USE  
PERMIT**

Mexican Village, Inc.  
7905 S 27th Street

- C. Commissioner Kneuppel moved and Commissioner Skowronski seconded a motion to recommend approval to the Common Council of a petition for a special use permit for Mexican Village, Inc., on the property at 7905 S. 27th Street, zoned B-4 South 27th Street Business District, to allow retail sales of imported Mexican home accessories as a secondary use to the restaurant/bar operation (in the manner and form as presented with conditions ). Upon voice vote, all voted 'aye'. Motion carried.

**SPECIAL USE  
AMENDMENT**

Con-Way  
Transportation  
Services  
10601 S. 27th St

- D. Commissioner Ritter moved and Alderman Dorsan seconded a motion to recommend approval to the Common Council of a petition for a special use amendment to erect additional office space for Con-Way Transportation Services on the property at 10601 S. 27th Street, zoned M-1 Limited Industrial District ( in the manner and form as presented with conditions). Upon voice vote, all voted 'aye'. Motion carried.

**TEMPORARY USE**

Con-Way  
Transportation  
Services 10601 S.  
27th St

- E. Commissioner Skowronski moved and Commissioner Kneuppel seconded a motion to recommend approval to the Board of Zoning and Building Appeals of a temporary use to Con-Way Transportation Services at 10601 S. 27th Street, zoned M-1 Limited Industrial District, allowing temporary trailers for office space and construction services during construction (in the manner and form as applied). Upon voice vote, all voted 'aye'. Motion carried

**CERTIFIED  
SURVEY MAP**

Veronica Kmiecik  
2901 W Forest Hill  
Avenue

- F. Commissioner Kneuppel moved and Alderman Dorsan seconded a motion to recommend approval by Common Council of a resolution approving a Certified Survey Map, subject to conditions, for Veronica Kmiecik, for part of the SE 1/4 of Section 13, Town 5 N, Range 21 E, in the City of Franklin, County of Milwaukee, Wisconsin, at 2901 W. Forest Hill Avenue, R-3 Suburban/Estate Single Family Residence District. Upon voice vote, all voted 'aye'. Motion carried

**STREET  
VACATION**

George & Namzar  
(Mimi) Schwabe et al  
A portion of S. 43rd  
Street behind Blk 7,  
Franklin Estates &  
behind Blk 17,  
Franklin Estates Addn.  
No. 2.

- G. Commissioner Ritter moved and Commissioner Skowronski seconded a motion to table consideration of a request by petitioner to vacate a 60 ft. by 1100ft. dedication for future street purposes to the regular Plan Commission meeting of October 23, 2003. Staff is instructed to meet with property owners & with Alderman Sohns, to determine the extent of the dedication to be vacated. Upon voice voice, all voted 'aye'. Motion carried.

*(Mayor Klimetz called for a break at 8:20 p.m. The meeting reconvened at 8:30 p.m.)*

**SPECIAL  
EXCEPTION**

Jim & Pam Patterson  
9212 Ronald  
McDonald Court

- H. Commissioner Skowronski moved and Commissioner Kneuppel seconded a motion to recommend approval to the Board of Zoning and Building Appeals in the manner and form as applied, the approval of a special exception to allow relief from maximum lot coverage of 15%, pursuant to Section 15-3.0204 of the Unified Development Ordinance, for Jim & Pam Patterson, on the property at 9212 Ronald McDonald Court, zoned R-3E Suburban/Estate Single-Family Residence District .

Upon voice vote, Mayor Klimetz, Alderman Dorsan and Commissioners Kneuppel & Skowronski voted 'aye'. Commissioner Ritter voted 'no'. Motion carried '4-1'.

**CONCEPT REVIEW**

John O'Malley  
**Centre Point**  
Crossroads of Hwys  
36 & 100

- I. After discussion Mr. O'Malley was requested to provide more detailed plans before the Plan Commission comments on the proposed use.

**MINUTES**

**September 18, 2003**

**DISCUSSION**

- J. Planning Manager Buratto requested a recommendation from the Plan Commission to the Common Council that she be allowed to spend 1/2 day a week, at a regularly scheduled time, in a office on the main level, to work on special projects. She will have a phone available in the office for staff to contact her as needed.

The

Planning Manager also asked for a recommendation to allow the Planning Department to close to the public every Wednesday between noon and 4:00 pm to work on projects. During that time the Secretary will answer the phone and send callers to voicemail. All calls will be returned between 4:00 pm & 5:00 pm that same day. Commissioners stressed that sufficient notice be given to the public advising them when the department will be closed.

**NEXT SCHEDULED  
PLAN  
COMMISSION  
MEETINGS**

September 25, 2003 -  
7:00 pm SPECIAL  
MEETING

October 09, 2003-  
7:00pm  
October 23, 2003-  
7:00pm

- K. Commissioner Skowronski moved and Alderman Dorsan seconded a motion to accept the proposed schedule of Plan Commission meetings. Upon voice vote, all voted 'aye'. Motion carried.

**ADJOURNMENT**

- V. Alderman Dorsan moved and Commissioner Ritter seconded a motion to adjourn the September 18, 2003, regular Plan Commission meeting at 9:39 p.m.  
Upon voice vote, all voted 'aye'. Motion carried.